

02/04/04 - Superfund
***Redevelopment of the Industri-Plex Superfund Site
Woburn, Massachusetts***

For roughly fifteen years, 245 acres of land in a dense commercial and industrial area outside of Boston stood idle due to soil and groundwater contamination issues. Today, thanks to successful collaboration between U.S. EPA, state and local government, the local community, and private developers, a large portion of this property is being reused. The site is now home to the Woburn Regional Transportation Center, several businesses, including a Target store, and 75 acres designated as open space and wetlands.



Following the identification of large amounts of volatile organic compounds (VOCs) and heavy metals in site groundwater and soils, U.S. EPA added the property to the National Priorities List in 1983. In 1989, a settlement between U.S. EPA, Woburn, the Massachusetts Department of Environmental Protection, and 24 current and former landowners established trusts to fund, construct, and maintain the EPA-selected remedy and promote site redevelopment. The remedy consisted of the capping of 105 acres of soils and sediments, the implementation of a groundwater treatment system, and the establishment of institutional controls to protect the remedy. Interested developers were engaged throughout the remedial process, ultimately expediting the return of



portions of the property to productive use.

The success of the redevelopment has transformed the Industri-Plex site from a community stigma to a symbol of pride. As former Woburn Mayor Robert Dever stated, “the transformation of this 245-acre site has restored Woburn’s pride, hope, and economic future.”

Positive Economic and Fiscal Impacts

- Approximately 740 on-site jobs at a variety of businesses including retail stores, a transportation center and a medical lab
- Over \$19,000,000 in income from on-site jobs in 2003
- Almost \$82,000,000 in increased property values on the site from 1992 to 2003
- Over \$160,000,000 in increased property values within a half mile of the site from 1992 to 2003
- Approximately \$4,400,000 in increased property tax revenue for Woburn, Reading, and Wilmington

Environmental and Social Benefits

- Improved regional public transportation
- Created new greenspace and wetlands
- Protected human health and the environment by remediating contaminated soil and groundwater